



# 3 The Old Orchard, Over Bakewell, DE45 1JE

Occupying a delightful setting overlooking with views of open countryside, this beautifully presented home offers stylish accommodation arranged over two floors, combining contemporary design with excellent energy efficiency, including solar panels and battery storage.

## Accommodation

A composite entrance door opens into a welcoming entrance hall featuring engineered oak flooring, fitted storage, and a useful utility cupboard.

The main living space is arranged as an open-plan dining kitchen with adjoining reception area. Four sets of windows and French doors provide excellent natural light, while the French doors open directly onto the front garden, creating an ideal space for indoor and outdoor living. The living area features contemporary fitted storage, ample space for dining table and chairs, and a stylish fitted kitchen with quartz worktops and integrated Samsung/Neff appliances, including washing machine, tumble dryer, and fridge freezer. The property further benefits from infrared heating and air ventilation systems, enhancing energy efficiency, and air quality throughout the home.

At first-floor level, the landing features fitted storage and houses the pressurised water system, with access to all rooms. The principal bedroom is a spacious double bedroom with fitted storage and pleasant views, while the second double bedroom enjoys an attractive rear-facing aspect. A luxurious bathroom completes the accommodation, featuring a contemporary suite and digital shower.

Outside, the rear of the property offers a stylish patio garden with terraced seating areas, raised beds, fruit trees, and lockable storage. To the front, is a beautifully planted garden including a patio seating area with distant views to Lathkill Dale.

A three year Derbyshire, live/work occupancy clause applies.

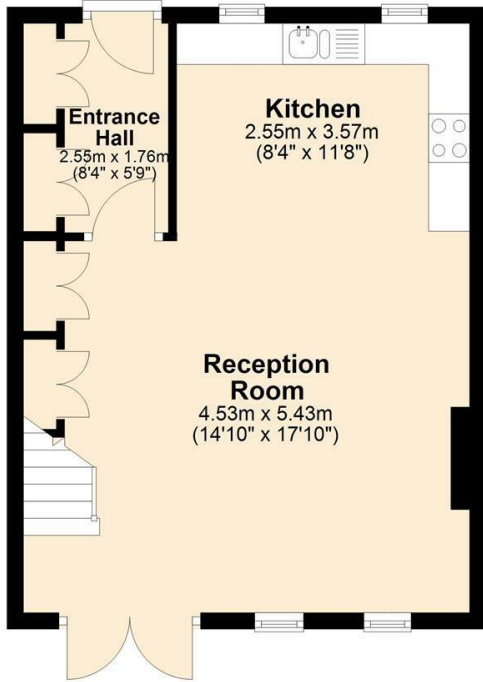
- Stylish two double bedroom mid-terrace cottage in the village of Over Haddon
- Superb village setting with distant views towards Lathkill Dale
- Open-plan dining kitchen with adjoining living area
- Excellent natural light with French doors opening onto the garden
- Contemporary kitchen with quartz worktops and Samsung/Neff appliances
- Luxury bathroom with digital shower
- Attractive landscaped patio gardens with well-stocked borders to front and rear
- Infrared heating, air ventilation system
- Solar panels with accompanying battery storage
- Three-year Derbyshire Dales local occupancy clause applies





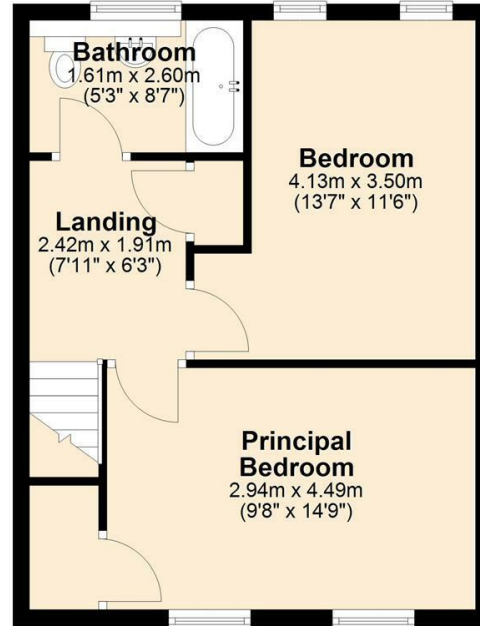
### Ground Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



### First Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



Total area: approx. 78.7 sq. metres (847.3 sq. feet)



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